



HOTEL DILLEY GRAND · DILLEY, TX

Own a renovated, cash-flowing Texas hotel for about \$130k down

110 S Main St, Dilley, TX 78017

\$650,000

ASK · CASH

20 units

19 ROOMS + RESIDENCE

~\$69k NOI

T12 SEP 25-AUG 26

10.6% cap

AT ASKING PRICE

THE DEAL

- Fully renovated 2024. Independent (no franchise fees, no brand PIP).
- T12 (Sep 2025-Aug 2026): ~\$159k revenue / ~\$69k NOI. Cap ~10.6% at ask.
- T6 (Mar-Aug 2026): ~\$92k revenue / ~\$47k NOI.
- \$650,000 cash. No seller financing.
- SBA-style framing at ~20% down (~\$130k). Subject to underwriting and a current appraisal.

APPRAISAL NOTE

Feb 2024 appraisal: \$860k as-if-completed going concern. Renovation contemplated in that report is done.

Dated number. Not a substitute for a buyer appraisal. You are buying below that figure; underwrite your own.

WHAT TRANSFERS

Included: FF&E, website/domain, Cloudbeds PMS, smart locks, security cameras, Google Business Profile, OTA/channel setup, 3D tour.

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TREC 838374 · Owner/seller · hoteldilley.com/buy

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Full package under NDA